COLDWELL BANKER
EUROPA REALTY

Apartment Ambilly 90 m²



SALE PRICE : 535 000 €

EMAIL : MAICA.DESORMIERE@COLDWELLBANKER.FR

EXCLUSIVITY

1 Rue du faucigny
France, 74100, Annemasse

PHONE : +33450841107
maica.desormiere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Discover this superb 90 m² flat situated in a recently built residential complex, ideally located in Ambilly, just a few minutes' walk from the tram, providing quick access to Geneva city centre.

As soon as you step inside, you'll be charmed by its generous proportions, its natural light and the quality of its fittings.

The spacious and welcoming living area opens onto a lovely terrace offering unobstructed views of the Jura mountains and a glimpse of Geneva's Jet d'Eau.
The modern, fully fitted kitchen features a kitchen island, perfect for spending time with family or friends.

The sleeping area comprises three comfortable bedrooms, including a superb master suite with its own shower room. The other two bedrooms are spacious and share a separate bathroom. A separate toilet completes this functional layout.

Recently built, the residence meets the latest energy efficiency standards, ensuring low energy consumption and excellent thermal comfort all year round.

A rare bonus is that this property comes with two enclosed garages, one of which is accessible for people with reduced mobility, ensuring convenience and security in everyday life.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

1 Rue du faucigny
France, 74100, Annemasse

PHONE : +33450841107
maica.desormiere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Apartment	Area:	90.46 m²	Elevator:	Oui
Number of units:	34	Property tax:	€1.00	Number of rooms:	4 rooms
Number of bedrooms:	3 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 95

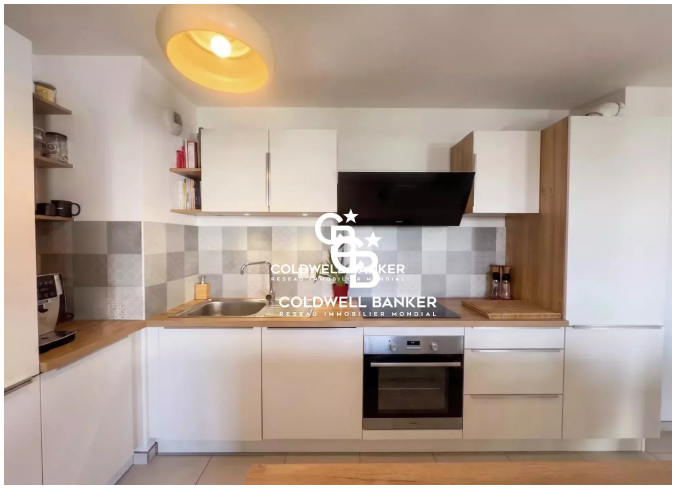
Greenhouse gas emissions (GHG) index: C 19

1 Rue du faucigny
France, 74100, Annemasse

PHONE : +33450841107
maica.desormiere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













1 Rue du faucigny
France, 74100, Annemasse

PHONE : +33450841107
maica.desormiere@coldwellbanker.fr